

**PRINCE WILLIAM COUNTY
LONG RANGE FUTURE
LAND USE MAP
FEBRUARY 1991**



This map cannot be correctly interpreted
Independent of the Comprehensive Plan text

LEGEND

LONG RANGE CONCEPT AREA I

LONG RANGE CONCEPT AREA II

LONG RANGE CONCEPT AREA III

LONG RANGE CONCEPT AREA IV

COUNTY WIDE

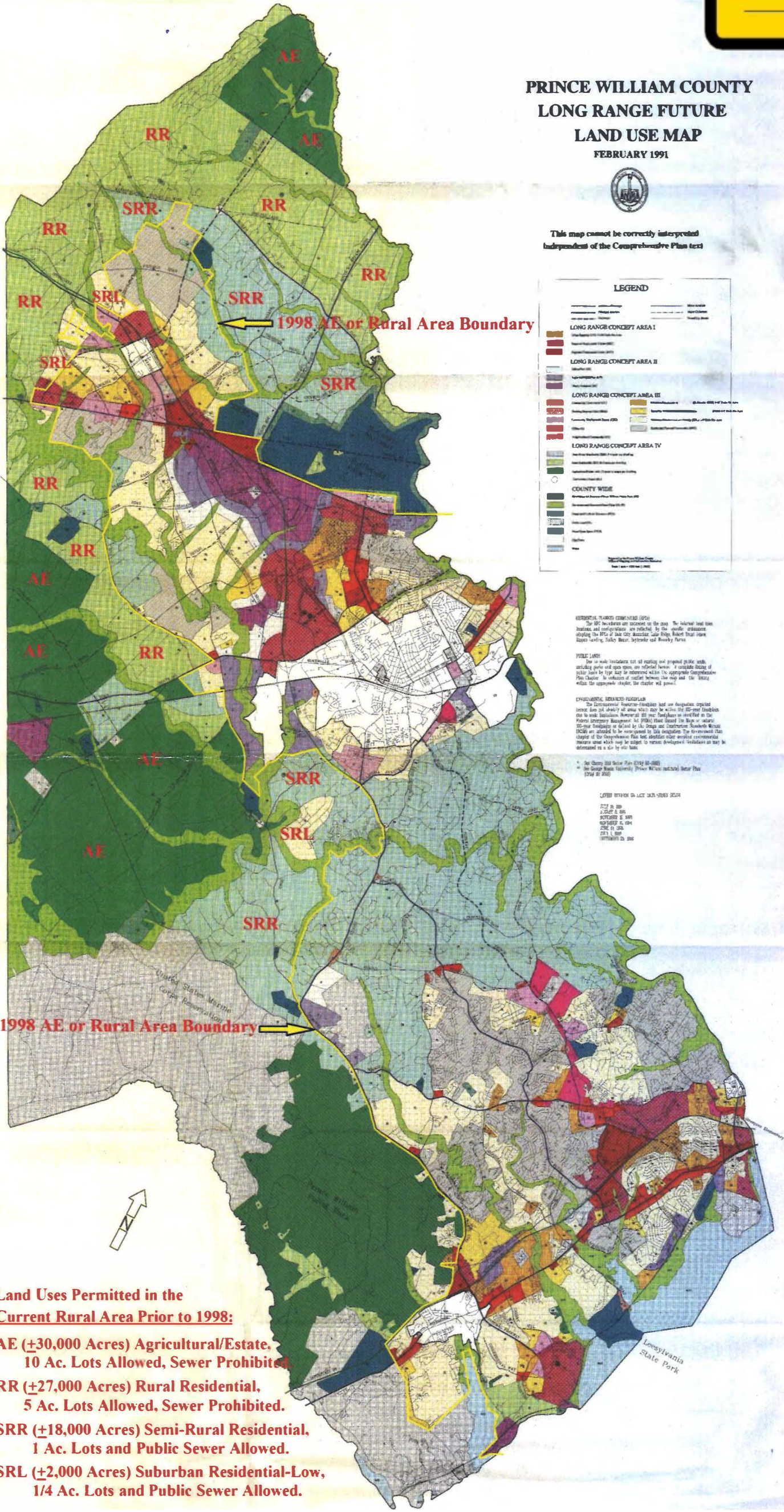
Other

ENVIRONMENTAL PLANNING CONSIDERATIONS (EPC)
The EPC boundaries are consistent with the map. The natural land use features and configurations are reflected by the specific designations showing the effect of such features. Landfills, water bodies, flood plains, steep slopes, and other features are shown.

PUBLIC LOTS
The public lots are shown on the map. The public lots are shown on the map. The public lots are shown on the map.

ENVIRONMENTAL RESOURCES PROTECTION
The Environmental Resources Protection boundaries are shown on the map. The Environmental Resources Protection boundaries are shown on the map.

Other
The other boundaries are shown on the map. The other boundaries are shown on the map.






- Land Uses Permitted in the Current Rural Area Prior to 1998:**
- AE (±30,000 Acres) Agricultural/Estate, 10 Ac. Lots Allowed, Sewer Prohibited.**
 - RR (±27,000 Acres) Rural Residential, 5 Ac. Lots Allowed, Sewer Prohibited.**
 - SRR (±18,000 Acres) Semi-Rural Residential, 1 Ac. Lots and Public Sewer Allowed.**
 - SRL (±2,000 Acres) Suburban Residential-Low, 1/4 Ac. Lots and Public Sewer Allowed.**




LEGEND

-  Interstate/Provenys
-  Principal Arterials
-  Parkways
-  Minor Arterials
-  Major Collectors
-  Town/City Streets


LONG RANGE CONCEPT AREA I

-  Urban Regional (UR) 15-30 Units Per Acre
-  Regional Employment Center (REC)
-  Regional Commercial Center (RCC)

LONG RANGE CONCEPT AREA II

-  Office/Plaz (OP)
-  Light Industrial/Plaz (LIP)
-  Heavy Industrial (HI)




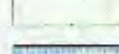
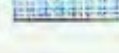
LONG RANGE CONCEPT AREA III

-  Community Commercial (CC)
-  Existing Regional Mall (ERM)
-  Community Employment Center (CEC)
-  Office (O)
-  Neighborhood Commercial (NC)
-  Suburban Residential-High Density (SRHD) 8-15 Units Per Acre
-  Suburban Residential-Moderate Density (SRM) 4-8 Units Per Acre
-  Suburban Residential-Low Density (SRL) 1-4 Units Per Acre
-  Residential Planned Community (RPC)

LONG RANGE CONCEPT AREA IV

-  Semi-Rural Residential (SRR) 5-1 acre per dwelling
-  Rural Residential (RR) 10-5 acres per dwelling
-  Agricultural/Estate (AE) 10 acres or larger per dwelling
-  Convenience Retail (CR)

COUNTY WIDE

-  Environmental Resource-Prince William Forest Park (ER)
-  Environmental Resource-Flood Plains (ER-FF)
-  Designated Cultural Resource (DCR)
-  Public Land (PL)
-  Parks/Open Space (POS)
-  City/Town
-  Water

Prepared by the Prince William County
Office of Mapping and Information Resources

Scale 1 inch = 3000 Feet (1:3000)

RESIDENTIAL PLANNED COMMUNITIES (RPCs)

The RPC boundaries are indicated on the map. The internal land uses, locations, and configurations are reflected by the specific ordinances adopting the RPCs of Dale City, Montclair, Lake Ridge, Robert Trent Jones, Rippon Landing, Sudley Manor, Saybrooke and Waverley Farms.

PUBLIC LANDS

Due to scale limitations, not all existing and proposed public lands, including parks and open space, are reflected hereon. A complete listing of public lands by type may be referenced within the appropriate Comprehensive Plan Chapter. In instances of conflict between this map and the listing within the appropriate chapter, the chapter will prevail.

ENVIRONMENTAL RESOURCES-FLOODPLAIN

The Environmental Resources-Floodplain land use designation depicted hereon does not identify all areas which may be within the 100-year floodplain due to scale limitations. However, all 100-year floodplains as identified in the Federal Emergency Management Act (FEMA) Flood Hazard Use Maps or natural 100-year floodplains as defined by the Design and Construction Standards Manual (DCSM) are intended to be encompassed by this designation. The Environment Plan chapter of the Comprehensive Plan text identifies other sensitive environmental resource areas which may be subject to various development limitations as may be determined on a site by site basis.

* See Cherry Hill Sector Plan (CPA# 93-0008)

** See George Mason University (Prince William Institute) Sector Plan (CPA# 92-0006)

LATEST REVISION ON LAST DATE SHOWN BELOW

JULY 16, 1991

AUGUST 6, 1991

NOVEMBER 16, 1993

NOVEMBER 16, 1994

JUNE 19, 1995

JULY 1, 1996

SEPTEMBER 25, 1996